

TEXAS TRANSPORTATION COMMISSION

HIDALGO County

MINUTE ORDER

Page 1 of 1

PHARR District

In the City of Pharr, Hidalgo County, on US 281, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 648, at Page 411, of the Deed Records of Hidalgo County, Texas.

A portion of the easement, which portion encumbers the real property described in Exhibit A (tract), is no longer needed for a state highway purpose.

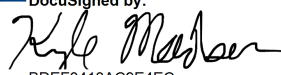
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

Capote Farms, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$246,043.

The commission finds \$246,043 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

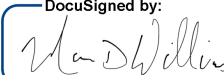
IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to Capote Farms, Ltd., a Texas limited partnership, for \$246,043.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...

Executive Director

116083 August 31, 2021

Minute Number	Date Passed
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Hidalgo County
Northeast Corner of Military Road and US 281

**TRACT 1
EXHIBIT A
PROPERTY DESCRIPTION**

A 2.6150 acre (113,909 square feet) tract of land, being the residue of Lot 381, 0.0249 acre, (1,085 square feet) and Lot 386, 2.5901 acre (112,825 square feet) out of the Kelly-Pharr Subdivision of land in Hidalgo County, Texas, according to the map or plat thereof recorded in Volume O, Page 27 of the Hidalgo County Map Records, conveyed to Capote Farms, Inc. recorded in Volume 1314, Page 970 of the Deed Records of Hidalgo County, Texas, save and except that 3.6515 acre tract conveyed to the State of Texas in that certain Deed dated March 22, 2002 and recorded in Instrument No. 1079854 of the Official Public Records of Hidalgo County, Texas, corrected in that Deed dated March 22, 2002, granted to the State of Texas and recorded under Document No. 1079854 of the Official Public Records of Hidalgo County, Texas, and save and except that 1.6607 acre conveyed to the City of Pharr in that Warranty Deed dated September 13, 1994 and recorded under Document No. 408860 of the Official Public Records of Hidalgo County, Texas, said 2.6510 acre tract of land described as follows:

COMMENCING, at a 5/8-inch iron rod with plastic cap found having surface co-ordinates of N=16,561,588.46 and E=1,083,966.24 found on the Northeast corner of Lot 386, of said Kelly-Pharr Subdivision; common to the south east corner of Lot 381.

THENCE: South 08°29'43" West, along the East line of said Lot 386 and West line of Lot 385 of said Kelly-Pharr Subdivision a distance of 1,201.45 feet to a 5/8-inch iron rod found with cap for the southeast corner of Block 386 and on the North Right of Way of Military Road (ROW varies);

THENCE: North 81°12'36" West, along said North Right of Way line a distance of 164.77 feet to a 5/8-inch iron rod found stamped Carter Burgess for a Point of Curvature of a curve to the left.

THENCE; In a easterly direction along said North Right of Way line and said curve to the left and having a Radius of 4,810.95 feet, a Length of 389.21 feet, a Central angle of 4°38'07", a Chord bearing of North 74°49'41" West, and a Chord distance of 389.10 feet to a 5/8 inch Iron Rod with plastic cap found for the Southeast corner and the **POINT OF BEGINNING** of the herein described tract of land, having surface coordinates of N=16,560,551.57 and E=1,083,256.07

1. **THENCE**: In a Westerly direction, along said North Right of Way and continuing along said curve to the left having a radius of 4,810.95, a Length of 197.46 feet, a Central angle of 2°21'06", a Chord bearing of North 78°18'53" West, and a Chord distance of 197.45 feet to a 5/8 inch iron rod found with plastic cap found for the beginning of a curve to the right and the Southwest corner of the herein described tract of land;

Hidalgo County
Northeast Corner of Military Road and US 281

2. **THENCE:** In a Northwesterly direction, along said curve to the right having a Radius of 1195.88 feet, a Length of 511.40 feet, a central angle of 24°30'05", a Chord bearing of North 31°27'49" West, and a Chord distance of 507.51 feet to a 5/8 inch iron rod with plastic cap found for the point of curvature of a curve to the right and an angle point of the described tract of land;
 3. **THENCE:** In a Northwesterly direction, along said curve to the right having a Radius: 2596.48 feet, a Length of 299.29 feet, a Central angle of 6°36'16", a Chord bearing of North 15°54'39" West, and a Chord distance of 299.13 feet to 5/8-inch iron rod with plastic cap stamped Rods Surveying Inc. set for an angle point of the herein described tract of land;
 4. **THENCE:** North 81°12'36" West, a distance of 17.64 feet to a 5/8-inch iron rod set with plastic cap stamped Rods Surveying Inc. on the east Right of Way line of Highway US 281, for a westerly corner of the herein described tract of land and the beginning of a curve to the left;
 5. **THENCE:** In a Northeasterly direction, along said curve to the left having a Radius of 7,951.58, a Length of 275.50 feet, a Central angle of 01°59'07", a Chord bearing of North 05°08'46" East, and a Chord distance of 275.49 feet to a 5/8 inch iron rod set with plastic cap stamped Rods Surveying at the beginning of a curve to the right;
 6. **THENCE:** In a Northeasterly direction, along said curve to the right having a Radius of 7722.52 feet, a Length of 324.16 feet, a Central angle of 02°24'18", a Chord bearing of North 05°22'10" East, and a Chord distance of 324.13 feet to a 5/8 inch iron rod with plastic cap found at the beginning of a curve to the left;
 7. **THENCE:** In a Southeasterly direction, leaving said east Right of Way line and along said curve to the left having a Radius: 2496.48 feet, a Length of 870.10 feet, a Central angle of 19°58'12", a Chord bearing of South 09°13'40" East, and a Chord distance of 865.73 feet to a 5/8 iron rod found with plastic cap stamped 5009 SNF for the beginning of curve to the left
- THENCE:** In a Southeasterly direction, along said curve to the Left having a Radius of 1,095.88 feet a Length of 631.76, a Central angle of 33°01'56" a Chord bearing of South 35°43'41" East and a Chord distance of 623.05 feet to the **POINT OF BEGINNING**; containing 2.615 Acres (113909 sq. ft.) of land more or less.

All bearings and coordinates are based on the State Plane Coordinate System of Texas, South Zone, North American Datum 1983 (1993 adjustment)

All distances and coordinates are in surface values and reference the Texas State Plane Coordinate System of Texas, South Zone North American Datum 1983 (1993 Adjustment). All distances and coordinates are surface and may be

Hidalgo County
Northeast Corner of Military Road and US 281

converted to grid by dividing by a combined adjustment factor (CAF) of 1.000040,
Surface/CAF=GRID.

This description was prepared in conjunction with and accompanied by a plat of even date herewith.

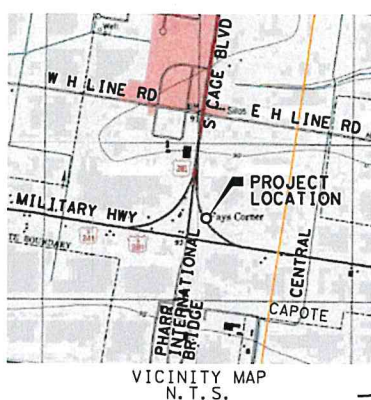
Abstracting performed by Courthouse Specialists during September and December 2020.

I, Jeffrey Lee Woodson, hereby certify that the above description is true and correct and depicts a survey made on the ground under my supervision during September through October 2020.

 12/21/20

Jeffrey Lee Woodson
Texas Registered Professional Land Surveyor No. 6246
RODS SURVEYING, INC.,
Firm No. 10030700
6810 Lee Road
Spring Texas, 77379
Phone (281) 257-4020





CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	24° 30' 05"	1,195.88'	511.40'	N 31° 28' 11" W	507.51'
C2	06° 36' 16"	2,596.48'	299.29'	N 15° 54' 39" W	299.13'
C3	19° 58' 12"	2,496.48'	870.10'	S 09° 13' 40" E	865.73'
C4	33° 01' 56"	1,095.88'	631.76'	S 35° 43' 41" E	623.05'

CA=02° 24' 18"
R=7,722.52'
L=324.16'
CHB=N05° 22' 10" E
CHL=324.13'

CA=01° 59' 07"
R=7951.583'
L=275.50'
CHB=N05° 08' 46" E
CHL=275.49'

N 81° 12' 36" W
17.64'

TO THE CITY OF PHARR
1.6607 ACRES
DOC. NO. 408860
HIDALGO COUNTY
OFFICIAL RECORDS
SEPTEMBER 13, 1994

NOTES:

1. BASIS OF BEARINGS ON THIS SURVEY ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205).
2. ORIGINAL HIGHWAY RIGHT OF WAY WAS NOT PROVIDED; THEREFORE, RIGHT OF WAY WAS ESTABLISHED BY USING RECORDED DEEDS.
3. VISIBLE DRAINAGE STRUCTURES ARE SHOWN.

LEGEND

I.S.P. IRRIGATION STAND PIPE
U.T. UNDERGROUND TELEPHONE

- INLET
- GUY
- STREET SIGN
- POWER POLE
- FIRE HYDRANT
- FOUND PK NAIL UNLESS OTHERWISE NOTED
- 5/8 INCH IRON ROD SET WITH PLASTIC CAP
- STAMPED Rods Surveying INC.
- FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP
- HIDALGO COUNTY DEED RECORDS
- HIDALGO COUNTY OFFICIAL RECORDS
- HIDALGO COUNTY MAP RECORDS
- () INDICATES DEED CALL

H.C.D.R.
H.C.O.R.
H.C.M.R.
()

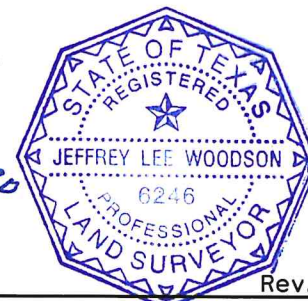
STATE OF TEXAS
3.6515 ACRES
DOC. NO. 1079854
CORRECTED, 3/22/2002
DOC. NO. 1109709
HIDALGO COUNTY
OFFICIAL RECORDS
MAY 6, 2002

STATE OF TEXAS
VOL. 648, PG. 411
H.C.D.R.

MILITARY ROAD

I, JEFFREY L. WOODSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6246, HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND ON THE 14TH DAY OF SEPTEMBER, 2020; THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS, VISIBLE OVERLAPPIINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

JEFFREY L. WOODSON, R.P.L.S. # 6246
THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.



Rev. 4

TRACT 1 BEING A 2.6150 ACRE (113,909 SQ. FT.)
TRACT COMPRISED OF
A 2.5901 ACRES
(112,825 SQ. FT.) TRACT OUT OF LOT 386
AND A 0.0249 ACRE
(1,085 SQ. FT.) TRACT OUT OF LOT 381,
OF THE KELLY-PHARR SUBDIVISION AS RECORDED IN
VOLUME 0, PAGE 27, DEED RECORDS OF HIDALGO
COUNTY, TEXAS

SURVEY DATE: 09/14/2020
JOB NO. 622-22044-001
SCALE: 1"=300'
DRAWN BY: AGH
CHECKED BY: JLW
REVISED: 12/18/2020
SHEET 4 OF 4

RODS
Surveying, Inc.
6810 LEE ROAD
SPRING, TEXAS 77379
TEL (281) 257-4020
FAX (281) 257-4021
TBPELS FIRM REG. NO. 10030700